150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

Relax and Enjoy Trouble-Free Living In
this very modern two-bedroom home, nicely-designed living room, dining room, bright and attractive good-sized kitchen, bathroom and full high basement with Oil-O-Matic heat. Close to schools and transportation and situated among newer homes in Saanich. Owner is moving east and price is very reasonable at ... $12,400
with low down payment. Try yours! To view please call R. Norlin at EV 2-7708 or office, EV 5-8704.

Must Be Sold Only $10,500
CTM and terms on balance. Just 2 yrs old, stucco two-bedrm living room, lge kitchen and dining area, ample closets, 4-pce bath, PC bsmt, auto oil, sewered large lot fenced. On bus and close in to city. Vacant. Worth viewing at above reduced price. Call J. Mann, EV 5-3857 or office, EV 5-8704.

Buy Now! Vacant
Well-planned and well-constructed, this new 2-bedrm stucco bung has character and is located on a lge lot with fruit trees, hedge and good garden. Consists of two roomy bedrms, lge living and dining room and lovely oak floors throughout. Has a spacious and friendly mahogany cab kitchen and dining area. Modern bath with colored fixtures. Full cement bsmt with lge dr in garage, auto oil, laundry tubs and rumpus space. Near schools and transportation. Ideal for family or retired couple. This can be bought for approx ... $11,300
or offer. God down payment or CTM or terms. To view call J. Mann, EV 5-3857; office EV 5-8704

Executive-Type Family Homes
Beautifully landscaped home, with outdoor swimming pool, near Uplands Golf Course, large living room with fireplace, large den with fireplace done in natural wood above double garage, dining room, kitchen, maid's room. Three bedrooms upstairs, master bedroom has tiled bathroom with shower. Large picture windows throughout, wrought-iron rail railings and wall-to-wall carpet on hallway and stairway. Corner lot, one acre. Hot-water heat. Oil-O-Matic, copper piping.

ALSO
Large excellent home, beautifully landscaped, in approximate location. Possession in 10 to 12 mos.

Six-roomed dwelling, 3 rooms and bath downstairs, 3 rooms and room for bath upstairs. Has been recently panelled with wood panelling through most of the house. Pembroke Street ... $8200

Immaculate dwelling with large living room, kitchen with large breakfast area with door leading to oatio over garage, 2 bedrooms with bath. Recreation room with fireplace in basement, 3-pce. with shower in basement. Quiet street and district ... $15,750

Listings of properties of all kinds solicited.
B. J. Merchant, eves. EV 5-2108; office, EV 5-8704.

NEW NHA 1300 Sq. Ft.! Panoramic View!
3 bedrooms, each double-sliding-door closets. Living room 13x27, picture window, corner fireplace. Dining room with French doors leading out to sundeck over double carport. Beautiful electric cabinet kitchen with dining area, fan over range. Thru hall to bedrooms. Full concrete basement, planned for 3-room suite or rumpus room. Full windows and separate entrance to basement. Automatic oil heat. Vacant. Immediate possession. Price ... $18,500
Full price
Terms. Exclusive listing with C. Sinden, EV 3-6895 D. Dowsley, EV 5-2303 Office EV 5-8704

Water View
Enhances this lovely, large, beautifully-decorated home. You enter the home into a wide central hall, with French doors opening into a large living room with fireplace. A large separate dining room sets off a lovely bright kitchen with eating area. Ample cupboards throughout, large bedrooms and 4-pce bath. This home has full basement with a self-contained suite in basement and work shop. Attached double car garage gives gracious width to this tasteful home. Large landscaped lot, fully fenced, and shade trees. Full price ... $16,800
Terms. Call Ken Jensen, EV 5-8704

GORGE AREA 3 Bedrooms $2000 Down
Exceptionally attractive bungalow with attached carport located on a quiet street among nice homes and close to all conveniences. Thru hall plan to L-shaped living room with fireplace. French doors from dinette to patio with Roman tile planters. Large electric kitchen with dining space, utility room with ample storage. Three nice-size bedrooms with large closet area. Automatic heat. Gardens and lawns are nicely laid out as just 5 years ago this home was a specialty - built display home. Full price ... $12,950
To view call D. Munro, GR 7-1705, or office, EV 5-8704.

3 Bedrooms Auto Oil Heat Low Down Pymt
This home has everything you need plus accommodation for parents. Main floor consists of large dining room, living room with fireplace, large cabinet kitchen and 2 bedrms. Full cement basement has 2 rooms and bathroom facilities. Also a drive-in garage. ... $8950
Full price is ...
Please call B. Walz, GR 9-6638 or office, EV 5-8704.

FAIRFIELD 3-BR, Double Plumbing
Only 3 years old, in good location close to all conveniences is found this distinctive and spacious home. Large living room with fireplace, dining room, elec. cab. kitchen with mahogany cupboards and dining area, 4-pce. bathroom and 3 bedrooms. Full basement with oil, 2-pce. bathroom and partially-finished rumpus room and attached carport. Good terms with large mortgage.
Price only ... $15,500
Call J. Moore, EV 2-3646, or office, EV 5-8704.

ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511

4 Bedrooms OAK BAY
PERFECT LOCATION near the sea
All Good Rooms
OIL HOT-WATER HEATING
Spacious Basement with Garage
Beautiful Garden
LOW TAXES
IN IMMACULATE CONDITION
$5.00 handles
FULL PRICE $18,500
For appointment to view call Mrs. M. Elliott, EV 5-7511 or EV 3-9693

CADBORO BAY. MODERN 3-BR home near Frank Hobbs School. Bright, spacious kitchen. O-O-M heat. Full price $15,475. Details, B. Hindson, EV 3-7174, GR 7-1597. P. R. Cabeldu Ltd.

150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd
ESTABLISHED 1897
1002 GOVERNMENT EV 4-8124

GORDON HEAD MAGNIFICENT SEA VIEW
This 6-roomed bungalow with best of material and labor, under construction, completed in February. Living room, fireplace, 3 bedrooms, best of HW flooring throughout, vanity bathroom, elec kitchen. Carport. FULL HIGH CEMENT BASEMENT, laundry tubs, plumbed for washer and dryer. Oil package heating. THE LANDSCAPING LENDS itself to sheltered sunken garden with lovely trees. Price on good terms ... $19,900
MR. HEPBURN, EV 4-8124; RES. EV 3-7039

DEAN HEIGHTS HIGH LOCATION
This most attractive white stucco bungalow has just been placed on the market. Spacious entrance and through hall. 15x18 living room, hardwood floors and fireplace; large cabinet kitchen, 2 bedrooms, 3-piece bathroom; basement, laundry tubs, hot-air oil heat. New Duroid roof. A lovely home on a quiet street, in a very desirable area.
FULL PRICE ... $11,000
W. WOODLEY, EV 4-8124; RES. EV 4-3916

$4500 DOWN
DELIGHTFUL modern home in the University area on a dead-end street. Large living room with corner fireplace, bright dining room, completely modern kitchen, panelled family room with fireplace and built-in Bar-B-Q grill, two patios opening off family room, three bedrooms and bath, double garage; all floors wall-to-wall carpeting and tile; automatic oil heat. This house has been planned for ease of living and upkeep and is a most livable home.
Full price ... $17,850
Dorothy Kirkpatrick, EV 4-8124; res., Keating 68-X

THROUGH THESE WINDOWS
SPRING in Victoria will unfold to you. This Oak Bay-Lansdowne slope home is modern in every respect. It is eight years old and would suit the keen rising executive. The landscaping is completed and there is a safe play area for children, your wife will love the view from dining room or kitchen. Three good bedrooms, all located away from street. Phone now to view. Some terms. Asking ... $21,000
E. K. Lane, EV 4-8124; res., EV 2-5592

$1500 DUPLEX $1500
Duplex: 5 rooms and bath down, 3 rooms and bath up. $140 monthly income, close in. Stucco exterior; own entrances and meters. Can be handled for ...

$1500 Cash
Full price ... $10,750
only ...
JACK BROWN, eves. EV 4-4976
JACK MIDDLETON eves. GR 9-4327
Office EV 4-8124

IMMEDIATE POSSESSION MODERN — UPLANDS
In beautiful Uplands, this pretty split-level bungalow has three bedrooms and den, spacious living room opening onto patio; separate dining room, breakfast nook and kitchen with utility space. Rumpus room and extra bath in basement. Oil heat. Level lot with well-established garden. This is priced to sell quickly
at ... $32,000
Mrs. Shirley, EV 4-8124; Res EV 4-8485, eves.

GORDON HEAD JUST FOR TWO OIL HEAT
Just right for the retired couple is this attractive home, a lovely living room, 15x24, with fireplace; large dining room, and wired kitchen; one bedroom on main floor; 3-pce bath. Full basement, drive-in and extra room. Package oil heat. On good-sized lot in shrubs, fruit trees and berries.
FULL PRICE ... $10,950
REG CASELTON, EV 4-8124, res. EV 3-8464 eves.

OAK BAY LOW DOWN PAYMENT NO STEPS
Ideal for a couple. Immediate possession. Electric range included in full price
of ... $8500
D. E. Wilkinson EV 4-8124, res. Sidney 652

$2000 DOWN $7500 — $7500
A close-in bungalow, near Cook and Hampshire Streets, very convenient to transportation. It has living room with fireplace, 2 bedrooms, 4-piece bathroom, large kitchen and utility room. Just an ideal home for a couple.
Price ... $7500
PHONE J. B. LAW, EV 4-8124; Res., GR 9-3251, Sundays

WATERFRONT HOME COLE BAY 100-FT. SEAFRONTAGE
On 1½ acres, with a pleasing outside patio, carefully-maintained garden and deep treed area to the sea, this home was planned and built to meticulous specifications. The 26x16 LR has acoustic ceiling and Roman brick FP; there is a 9x12 dining area. Californian-style kitchen, 2 bedrooms and 4-pce bath with plexiglass shower curtain. The fully-tiled and heated daylight bsmt offers a den or playroom with FP, third bedroom and 4-pce bath, plus additional kitchen facilities. All fittings, equipment, heating unit, etc., are of the finest. Owners leaving for U.S., this exceptional property is therefore moderately priced
at ... $24,500
Seen by appointment only.
EV 4-8124 MR. SIMPSON EV 5-7369

LAKE HILL $2500 DOWN
4-bedroom semi-bungalow, consisting of good living room, with fireplace, large family kitchen with a lot of cupboards, wired for range, dining area; 3-pc bath, 2 bedrooms down and 2 up by concealed stair; on large, well-landscaped lot. Ideal family home. Part basement, O-O-M heat. Full price ... $11,900

JUBILEE
7-room semi-bungalow on nicely landscaped lot, 50x150; nice garden and fruit trees. Home consists of a thru hall, living room, dining room, cabinet kitchen, 3-pce. bathroom and 2 bedrooms down, 2 bedrooms up by concealed stair. Full high basement. Hot air heat, drive-in garage and 2 extra rooms. $1,000 down. Full price ... $7500
Ask for Jim Ridings, EV 3-7041, Eves. EV 5-8533

JOHN GREENWOOD
1241 Broad Street

MODERN, N.H.A., 1,050-SQ.-FT. bungalow, 2 bedrooms up, 1 large bedroom in basement; automatic oil; High Quadra area. $10,950, substantial down payment. EV 5-5387.

150 HOUSES FOR SALE

BYRON PRICE
1314 QUADRA STREET

SIDNEY 811 HENRY $5900
A large 1¼-acre lot facing south. The house is 1½ stories, stucco finish, new Duroid roof, cement steps and walks front and back, separate garage, storeroom 12x24, large chicken house and wovenwire yard, good garden patch. Two bedrooms with extra upstairs, living room, dining room modern kitchen, 3-pce bathroom. The grounds are nicely landscaped with numerous evergreens and shrubs, roses, etc., number of fruit trees. School and store within a block. Taxes $44.00. $1,500 down. Present offers.
Contact Charles Gliddy, EV 5-2458; res. EV 4-1690.

AS LOW AS $400 CASH No Gimmicks
Yes, we can build an NHA 3-bedroom home, full basement, oil furnace, on one of these lots. Size 71.8x115, priced from $950 to $1,500 for the above down payment which also includes the lot, providing you can pay $129 PM, taxes included, for a short period. Payments will then drop to $75 P.M. For further information call SAM PATERSON, EV 5-8592, GORDON MARSHALL, GR 9-2725 or JACK FELTON, EV 4-2784 or office EV 5-2458.

CARNARVON 3 Bedrooms
Close to PARK and SCHOOLS. Ideal location for family. Large L-shaped living room with dining area and spacious kitchen give ample living area. Bedrooms are large with good cupboards. Full basement has area for rumpus room. Automatic oil heating. Driveing garage. Full
Price, with terms ... $13,750
To view, call Gordon Marshall, GR 9-2725; Jack Felton, EV 4-2784, or Sam Paterson, EV 5-8592.

BUILD BUILD BUILD FAIRFIELD
Just one lot in this area. If you want to live close to town, schools, bus service, and sea—here is an opportunity that won't last. Move into this new 1,150 sq ft home for $2,750 down.
Nelson Krienke, Murray Duff, EV 5-2458 anytime.

YOU AND ME BY THE SEA
The living room, dining room and kitchen areas in this home have been superbly planned so that each room has a sea view. This area opens on to a stylish sundeck. Detail in choice and location of fireplace and panelling is inspiring, to say the least. The kitchen is of the most up to date in every respect. Add to this three large handsome bedrooms, a large vanity bathroom, cathedral or split-level entrance with an attractive planter and fire place in rumpus room which opens on to a patio. It has automatic oil heat and double carport, on a well-treed lot in one of the more fashionable areas in Victoria, etc., etc.
FULL PRICE ONLY ... $17,500
$3,700 DOWN. BALANCE AS RENT
CONTACT JOE ISBERWOOD AT EV 5-2458.

Brown Bros. AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD MULTIPLE LISTING BUREAU

MAGNIFICENT SEA VIEW SECLUSION and TREES
A beautiful new home, large living rm and dining room with picture windows. Perfect cab. elec. kitchen, 3 bedrooms, 4-pce vanity bathroom. Basement has large rumpus room with picture window and fireplace. Auto oil heat. 2-car garage. Ideally set on 2 acres of treed property, 20 minutes from town. ... $18,900
Top value at
Cec. Pearce, EV 5-8771; res. EV 5-4621.

GLANFORD 2 YEARS OLD
A nice 2-bedroom home. Living room with fireplace. Full basement with automatic oil heat. Drive-in garage. Just 2,700 down on the
low price of ... $9950
Cecil Pearce, EV 5-8771; res. EV 5-4621.

GORDON HEAD 6 DELIGHTFUL ROOMS
Artistic 5-year-old stucco bungalow in lovely condition. Charming living room and good-sized dining room leading to patio. Three bedrooms, one would make a cosy den. Utility room off kitchen. Oil heating. This home is especially suitable for retired people. No steps. Large well-fenced lot, high well-situated location with partial view of ocean. Taxes only $158. Large low-interest rate mortgage payable $74 PIT. We consider this an excellent buy
at the price of ... $15,750
Mr. Hill, EV 5-8771; Res. EV 3-7585

OAK BAY DON'T LOOK TWICE
There won't be time, as this FOUR BEDROOM home is located in the best location and has all the requirements for good living. Full basement, auto oil hot-water heating, large entrance hall, living room, guest-sized dining room, serving room, elec. kitchen with eating area, 4-pce. bath, 3 large bedrooms, all on main floor. Upstairs there are 2 twin-size bedrooms. Beach and bus at your front door. LOW, DOWN PAYMENT with good terms from owner.
Price ... $18,500
Jim Ranson, EV 5-8771; res. EV 5-6614.

DALBY & CO.
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

CITY DUPLEX
One of the newer side-by-side type with 2 bedrms, L-shape LR and DR, kitchen and bath. Bsmt with HA oil heat. Revenue $160. Take $10,000 to handle. A buy. Call Stan Kennedy, eves. EV 4-6894.

FOR HOMES IN COLWOOD LANG ford see Grant & Jenkins, you local agents. GR 8-1729 Langford.

150 HOUSES FOR SALE

HARRY FOSTER LTD.
Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

DEFINITELY A BARGAIN!
1 year old. Oil-O-Matic heat. Thoroughly insulated. Small rumpus room and an extra bedroom in the basement. Drive-in garage. LR with FP, a dining room, 2 bedrooms, an electric kitchen, plus a sheltered patio. Quick possession.
PRICE ... $10,100
C. Vining, EV 2-2101; Res. GR 9-3786

$9500 OAK BAY
Spotless 2-bedrm, close to R.C. church, north of the avenue. Full basement. Rewired. Not a penny to be spent. Ideal for a retired couple.
Call G. Jessup, EV 3-2101; Res. EV 2-1667

GORDON HEAD A HOME THAT'S DIFFERENT
A quality three-bedroom home with split-level planning. This should be on the top of your list of "must see" homes. The large combined living-dining area features a raised hearth fireplace against a wall of imported rosewood. The kitchen of mahogany, copper, gold splash arborite and stainless steel sink is a gem. Two of the bedrooms are twin size with double closets. There is double plumbing, with one bathroom featuring peach-colored fixtures with two basins set in a black arborite vanity. The tasteful use of natural woods and wrought iron and careful planning make this a home you can be truly proud
of. FULL PRICE ... $21,000
For appointment to view call Mr. Yells at EV 2-2101; Res. EV 3-5039

DE LUXE RANCHER SPACIOUS ROOMS GOOD LOCATION
$15,850—A really lovely home, amongst good properties and in excellent condition throughout. Wide through hall, very large living room with fireplace, guest-size dining room; cabinet kitchen wired for range, 2 twin-size bedrooms and 4-pce bathroom. Full high basement with an extra plastered room with fireplace. Oil heat. Attached garage. Large landscaped lot with trees and fish pond. Excellent terms can be arranged if desired. By appointment only. Please contact Stan Hinde, EV 2-2101 or EV 2-5790.

EXCLUSIVES $2500 DOWN
Spacious (1,600 sq. ft.), quality constructed, modern 6 room bungalow on double, landscaped view lot. Terrific home and a terrific buy at only ... $15,950

$3000 DOWN
3-yr-old, 2-bedrm stucco bungalow. Spotless condition. Large LR, twin-size bedrms, fully lined basement, Oil-O-Matic. Suitable retired folks or young family. A gift at
only ... $10,850
Pat Delaney, EV 2-2101; Res. EV 2-4056

RETIRED? PLEASE READ...
Why live in an old house ... you don't have to! We have been AUTHORIZED TO OFFER FOR SALE this immaculate little home situated in LOW TAX area in Saanich. It contains cosy living room (open fireplace, of course), lovely bright cabinet kitchen (wired for elec range), nice dining area overlooks the garden. TWO nice bedrooms. Pembroke bathroom, large attached garage; OIL HEATING. Nicely-laid-out garden with good black growing soil. On bus line. This is a SPARKLING, NEARLY-NEW HOME. Why give Mother the extra work of an old house at the
same price of ... $7950
(Please call Mr. Foster, EV 2-2101, or res., EV 3-9325)

P. R. BROWN
& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

2 HOMES
1. 4 bedrms, LR, large kit and dining space, 4-piece bath. 2. Large LR, with kit, 2 large bedrms, 4-piece bath; situated on half-acre lot in good district in Gorge area. Wonderful revenue possibilities. Down
$2,500. FULL PRICE ... $13,500
For further information call F. Scherbaum at EV 2-8301 or EV 5-3435

OAK BAY JUNCTION
VERRINDER ST.—8-year-old two-bedrm stucco bungalow. Lge cab elec kit with lge dining area. Spacious LR with FP. This home is fully insulated, has an economical oil conversion furnace drive-in garage. Well landscaped grounds.
Full price ... $11,850
Good terms can be arranged. To view please call Ross Weber, EV 5-3435; res., EV 5-3433

ESQUIMALT THE BUY OF THE YEAR
Only 3 years old, comprises 2 bedrms (1 extra large), LR 15x11, 4-pc bath. Oak floors throughout. Full basement. Wood and coal heating. Drive-in garage. Exterior shakes with Duroid roof. Property is all fenced, with a good garden.
PRICE ... $8900
Terms arranged.
For further particulars phone R. Weber, EV 5-3433, or A. Marion, EV 2-0697, or office, EV 5-3435

KING REALTY
Weiler Bldg.
609 Broughton St. EV 2-2131

GONZALES — DUPLEX LOW DOWN PAYMENT
$1,000-$1,300 down payment will give possession of this up-and-down duplex. Close to seafront. Separate entrances, bathrooms. Full basement with extra bedroom. OIL HEAT. Separate garage. For rental investment or owner occupation this property is well worth inspection. Only $10,500
Upper suite presently available. Eves. Mr. O'Toole, EV 5-8340

NHA RANCHER $76 A MONTH
1,460 sq ft of modern living designed and built by Carlos Bellagente. 3 large bdrooms 15x21, living room, a very smart kitchen and dining room. $12,000 NHA MORTGAGE.
ONLY ... $14,700
Lee Hallberg, eves., EV 3-8510

SEA VIEW, OAK BAY NEW 1475' RANCHER
Three bedrooms, master bedroom has private powder room. Exceptional kitchen with dining area and utility. Living room and dining room with picture windows. Basement fireplace. Breezeway to garage.
ASKING ... $21,500
Lee Hallberg, eves. EV 3-8510

ATTRACTIVE FAMILY HOME, 1025 Moss Street. Comprises 8 beautiful rooms in good location. Oil-O-Matic hot water heat at exceptional value today. Terms. $18,500. Owner EV 3-2390.

150 HOUSES FOR SALE

NORTHWESTERN SECURITIES
OF VICTORIA LTD
631 YATES AT BROAD EV 5-6741

"CASTEL BIANCO"
A WHITE CASTLE! That is what this NHA-built duplex looks like. You can occupy a lovely 5½-room suite with 4-piece bathroom and every month collect $85 from a de luxe 5-room suite. Separate meters, heating and garages. All this on a ½-acre lot in the high Quadra area.
Full price ... $18,000
On easy terms. For appointments, phone AKSEL PETERSEN, EV 5-6741 or EV 4-6571 anytime.

"JUBILEE DISTRICT"
Gracious, family home of 6 rooms on main floor and 1 up. Nearly 1,800 sq. ft., of modern comfort. All hardwood floors; electric kitchen, full cement basement; new copper piping; hot-water heated. Terms ... $14,900
MRS. VIVIAN LEDEHAM, EV 5-6741 or EV 3-8708. M.L. No. 6,415.

"VACANT"
$2,000 down handles this brand-new 3-bedroom home. Move in tomorrow. Enjoy living in your own home. Living room 16x12, oak floors, electric cabinet kitchen, full basement, oil heat. Keep the car dry and warm in this drive-in garage. Full
price only ... $11,700
Call S. SPAVEN, EV 5-6741; Evenings, EV 4-7013.

"LISTINGS WANTED"
Small homes are in demand. If you want to sell your home, please call RACHEL RUSSELL for prompt service and quick action — EV 5-6741 or EV 3-4146.

"DESPERATION SALE"
EXCEPTIONALLY LOW DOWN PAYMENT
Like new, stucco bungalow consisting of large living room with dining area, cabinet electric kitchen and two large bedrooms; wall-to-wall carpet throughout. Oil-O-Matic hot-water heating and separate garage. Ideal for older couple as there are no steps and located in city, close in. Any offers considered — phone TOM GIBBS, NOW, at EV 5-6741 or EV 2-7468.

"TERRIFIC VALUE"
Almost completed, modern stucco bungalow with L-shape provides the most amazing accommodation imaginable. On main floor there is a living room (22x14), den with fireplace, dining room, two bedrooms, masterpiece kitchen, delightful sun deck and four-pce bathroom. On ground level there are three bedrms and bathrm. Then, provided with its own entrance is this delightful suite for mother and dad (also with a wonderful sea view) consisting of large living room with fireplace, dinette, lovely kitchen and spacious bedroom. Many of the rooms are provided with wall-to-wall carpets.
Price ... $31,500
Mr. Speed EV 5-3411 anytime

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

WESTERN HOMES LTD
611 YATES STREET

OAK BAY 4 BEDROOMS
1,300 sq. ft. rancher, 5 yrs young, located on a quiet street of all new homes in South Oak Bay. The 18-ft. LR has one wall in etchwood and built-ins, full DR, sunny cab. kitchen, bar and nook. Three roomy BRs on main floor. High basement houses oil furnace, extra finished bedroom, 24-ft. roughed-in rumpus room with corner fireplace also plumbed for Bendix and extra toilet. Lawns front and rear, yard fenced and secluded. This type of home is scarce, with only $4,225 down.
Full price ... $17,975
Mr. Evans, EV 2-2157, EV 5-5533

"DEAN HEIGHTS" "OIL H.W. HEAT"
A smart and very roomy 4-room stucco bungalow amongst all new homes. LR is 18x16, two twin-size BRs, oak floors, Pem. bath, extra large all-electric kitchen with ample dining area, elec. HW with copper tank and a most expensive oil hot-water heating unit with baseboard radiators. House is insulated. Laundry room with tubs. Sep. garage. An immaculate home and real
value on terms ... $11,500
Mr. Evans, EV 2-2157, EV 5-5533

CAPITAL CITY REALTY
650 Cormorant St EV 4-1922

VIEW ROYAL COSY BUNGALOW
Situated on about one acre nice level land, partly treed, good soil, some seclusion, mountain view, lovely 4-rm stucco bung. LR, 2 bedrms, lge kit, ample dining space, part bsmt, piped furnace, dr-in garage. A fine, desirable property
for only ... $9500
Carl Phipps EV 5-1707 evenings

FAIRFIELD RD. GOOD VALUE
Older, 6-rm bung on small, commercially-zoned lot, handy to bus, church, school and shops. Thru hall, LR, den, 3 bedrms, lge elec kit, full bsmt, furnace; sep garage. 1,200 sq. ft. of good living space in good location, on generous
terms for only ... $7500
Carl Phipps, EV 5-1707 evenings

"GROWING FAMILY"
NEEDS MORE ROOM
Have neat 2-bedroom bungalow with no steps on large lot. Ideal for retired couple. Oakland area.
Price ... $6500
Consider trade on 3-bedroom home. MRS. BACON, EV 5-6741.

"$850 DOWN!! WHAT'S WRONG?"
Nothing. You will just be lucky if you hurry and catch this 3-bedroom, value home. Large lot with fruit trees, separate garage and low taxes. Full price
only ... $5990
Call AKSEL PETERSEN, EV 4-6571, anytime.

"SOOKE WATERFRONT"
CONTRACTORS NOTE
Five-acre, waterfront property in Sooke with wonderful view, small growth as logged in past three years. Ideal site for motel, rest home or complete seclusion for
summer home ... $5500
MRS. VIVIAN LEEDHAM, EV 5-6741 or EV 3-8708.

LARGE 6-ROOM BUNGALOW IN Oak Bay. Full basement, package oil heat, garden with fruit trees. Suitable for doctor or other professional man. Full price $15,750 with about $4,500 down. Apply owner, EV 5-8830.

150 HOUSES FOR SALE

Ker & Stephenson Ltd.

OAK BAY
CHARMING 4½-ROOM BUNGALOW ON A QUIET PAVED STREET. LARGE LIVING ROOM WITH OAK FLOORS, FIREPLACE AND UNIQUE DINING AREA. ELECTRIC CABINET KITCHEN AND UTILITY ROOM. TWO SPLENDID BEDROOMS (ONE TWIN SIZE) AND PEMBROKE BATHROOM. AUTOMATIC HEAT. GARAGE AND LOVELY SMALL GARDEN. VERY ATTRACTIVE HOME IN A NICE PART OF OAK BAY. PRICE
... $11,900
EV 5-3411 E. J. Fatt EV 3-6536

FAMILY SECLUSION EXCLUSIVE
This bungalow has six really large rooms on one floor, and a full basement with rumpus room, oil furnace and drive-in garage. The large garden is beautifully landscaped with many unusual flowering trees, and prize roses and good lawn, in the secluded back garden. Its location on a quiet street near playing fields makes it ideal for a family with children of all ages. 3933 PRESTWOOD in lovely Lake Hill can be yours for only $4,500 down and easy monthly payments. Full price
$14,500
AND

ESTATE SETTLEMENT
Opportunity to buy modern, year-old house with complete new furniture for six rooms, including TV, fridge, range, etc., at a greatly reduced price. Drive by 2821 WYNDEATT, Colwood and Year, and note beautiful outside condition—inside is better. Please do not disturb invalid occupant but contact us for appointment to view. Full price, with good terms to good covenant, for fully furnished house:
$15,000
J. H. Ford — A. L. Wagner EV 5-3411

GORDON HEAD
5 BEDROOMS AND SUITE
MAGNIFICENT SEA VIEW
Through exceptionally clever planning this three-year-old semi-bungalow provides the most amazing accommodation imaginable. On main floor there is a living room (22x14), den with fireplace, dining room, two bedrooms, masterpiece kitchen, delightful sun deck and four-pce bathroom. On ground level there are three bedrms and bathrm. Then, provided with its own entrance is this delightful suite for mother and dad (also with a wonderful sea view) consisting of large living room with fireplace, dinette, lovely kitchen and spacious bedroom. Many of the rooms are provided with wall-to-wall carpets.
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One acre, 3-bedrm home,
offers ... $11,000
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Start the new year right by buying this fine Oak Bay new gabled rancher. Enjoy the really wonderful views besides the comfort of living in spacious accommodation. 1,600 feet main floor plus some 1,300 feet ground floor level, three bedrms, master bedrm has 3-pc bathroom. There is also a 4-pc and another 2-pc bathrm. Nice LR, separate DR, de luxe kitchen. Utility. Inter-com system between rooms. UNFINISHED GROUND FLOOR. Rec room with FP; space for 2 fine bedrms. Roughed-in for 3-pc bathrm and other serviceable space. 2-car carport. Patio. Mahogany doors all rooms. It is vacant. Can be seen anytime by phoning me.
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Want a large bungalow? This is it. Has some 1,250 sq. ft., 3 good-size bedrooms; large LR; nice kitchen with DR in line, Picture windows. Attractive design with gables. Attached garage. Large NHA mtge at 5%. Going
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2 houses on a large lot. Good family stucco home consisting of living room, dining room, cabinet kitchen with dining area and bathroom down. 4 bedrooms up. Separate four-room bungalow complete and wired for range. Both on sewer. Excellent soil for large garden. This is a very interesting
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QUEENSWOOD AREA MODERN CEDAR SIDING BUNGALOW
The interior design of this home is unique and different, and would appeal to someone looking for something out of the ordinary. Consists of living room, dining room, 3 bedrooms all with oak floors, 4-pc bath, lovely cabinet kitchen. Oil HA heat, carport with storage
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Has good 5% mortgage.
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HILLSIDE-QUADRA FULLY FURNISHED
Older-style bungalow in excellent condition and situated on a good garden lot handy to all conveniences. Living room with open fireplace, dining room, kitchen, 2 bedrooms and bathroom. Concealed stairway up to 1 room and large unfinished attic. Full cement basement and hot-air furnace with automatic coal stoker. Practically new fridge and oil range and other furnishings are in excellent condition. All ready to move in. Drive-in garage.
Price ... $10,000
Call Mr. Hope, EV 4-6115 anytime.

MODERN, 3 BR, DEN 3½ BATHS, OIL HW
This fine family home is situated in a choice high city location, just a few minutes from city centre. Large reception hall panelled in rich beautiful mahogany, powder room off, gracious living room, 15'x22' with open fireplace, den with open fireplace, dining room 12'x15.6', sunroom off, smart compact kitchen in knotty pine, disposal and dishwasher built in, large master bedroom, wall-to-wall carpeting, dressing room and tile 4-piece bathroom en suite. Upstairs are 2 bedrooms and Pembroke bathroom. Open stair from front hall to the large recreation room with open fireplace, 3-piece shower bathroom, and laundry area. G-E OIL HOT-WATER HEATING. Large lot, 100' in width, pretty garden at rear with barbecue and patio, separate matching garage. This 12-year-old home is in immaculate condition throughout, and we are pleased to offer it at the very reasonable
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Clear title.
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Oak Bay charming 5-room stucco bungalow, situated near Victoria Golf Course. Two-car garage. Electric heating. Living room with open fireplace, dining nook, modern kitchen, two large bedrooms, 4-pce bath, utility room with tubs. Lovely garden.
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150 HOUSES FOR SALE

Oak Bay Realty
FOR OAK BAY HOMES

OAK BAY BORDER
Attractive 5 plus stucco home on quiet street. Thru hall, large living room with fireplace, family-size dining room, large bright kitchen with dining space. Two large bedrooms, full basement, Oil-O-Matic heat. Drive-in garage. Easy garden. What more could you ask for? And the asking
price is only ... $12,600
Please call Hal Wright, EV 5-7707 anytime.

DUPLEX ON WINDSOR
Older conversion to two 4-room suites. Oil-O-Matic hot-water heat. This is a side-by-side duplex located on a lovely landscaped lot across from Windsor Park. Full
price ... $13,200
For further particulars please call R. L. Styles, EV 5-7707 anytime.

4 BEDROOMS 2 BATHROOMS
Delightfully situated modern home on high ground giving distant sea views. Located towards Mt. Douglas with direct access to downtown Victoria. Living room with fireplace and bookcases. Separate dining room. Both rooms give on to sun deck. Modern kitchen with nook. Thru-hall plan with entrance. High basement. Auto oil heating. Electric hot water. Separate 2-car garage.